

AT Docksider

Editor's Note: This is actually the Dec 2005 Edition

Protecting property values and the quality of life in Ballena Bay – November 2005

President's Message

by Elise Hall

On Tuesday, January 21st BBTA we will hold our first monthly board meeting of 2006. We will again address some budget issues as they relate to information we became aware of after the November board meeting. I urge all interested homeowners to attend the meeting and hear first hand what issues we are facing. In order to achieve our goals we need your help.

We started out 2006 with a wonderful New Years day around the Island. We owe a big thanks to all those who opened their home or assisted in providing goodies and making the party happen. We owe a special thanks to Nancy Moore for coordinating everything.

The second CC&R review committee meeting was held Wednesday Jan. 11th at the Hall's (459 Cola Ballena). Our hope is to make the CC&R's less dated and much more user friendly with requirements and expectations that everyone wants to comply with. We are continuing to pick through the CC&R's and are now dividing up the task of reviewing, researching, rewriting, and most of all explaining and justify specific changes that need to be made. We hope to be able to share our suggestions at the March meeting. If you are unable to join the committee, please feel free to share your concerns and suggestions with one of the following committee members: Dick Bacigalupi, Tom & Shelley Bliss, Michael Britt, Michael Brownlee, Eric Coker, Mili Delbecq, Jim Erlich, Dave Gallup, Elise & Andy Hall, Terry Klaus, Rico & Audrey Kramer, John & Nancy Moore, Beverly Partridge, Chris Penn, Andy Schmidt, Sally Tonningsen, Jeff Vehmeyer, and John & Kathy Walker.

Treasurer Message

By Michael Brownlee

In keeping with the promise of making it clear where your dollars are going below is a graphical representation of the planned 2006 budget.

Notice that The Loan, Pre Paint, and Insurance are in bold. These spending items are driving our 2006 budget. For example: \$143 of each homeowner's monthly dues goes toward the dock loan?

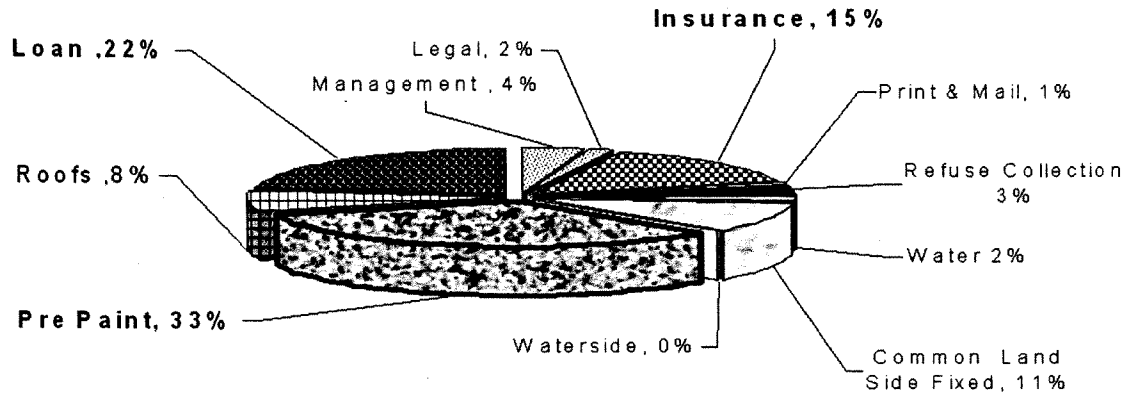
Thank you all for the feedback on these reports; we highly regard all of your notes, messages, and calls.

For letters to the Board or to report needed repairs, use this contact information:
BBTA, C/O Noble Community Management, 875-A Island Drive #299, Alameda, CA 94502

AT Docksider is published monthly by the Board of Directors, Ballena Bay Townhouse Association



2006 Budget goals by percentage



Waterside Message

By Shelley Bliss

The year 2005 left us with quite a storm. Reports of broken dock lines, ripped sails, detached landings and ramps were some of the problems many neighbors were faced with during 70+ mph winds and extreme high tides. Fortunately, BBTA escaped without any major damage to our waterside common area. However, this storm has raised some concerns regarding our landings and will be discussed at our next meeting.

We're currently seeking additional bids to address the grounding of two piers; #7 & #13. Buhl Diving has been contacted to submit a quote for the work.

If you have any questions or concerns, please contact me at sailingbliss@alamedanet.net

Landscape Message

By Nancy Moore

We received a packet from EBMUD regarding our landscape water consumption. In this packet David Langridge, the representative from EBMUD, identified irrigation areas along with irrigation devices. He pointed out problem areas and gave suggestions of how we can be more efficient. We realize that our system is very old and out dated and that at this point the association does not have the funds for replacement. However, there are cost effective ways to simply move and add a few sprinklers to improve the irrigation efficiency. We will evaluate in the spring when the irrigation system has returned to a more normal schedule to see what inexpensive changes can be made. In the meantime we are working with Eddie from Sundance to put together a irrigation map that will show the type of controller, the area in which is controlled and what types of valves and sprinklers are being used. This map will be very helpful for future assessments of our landscape irrigation.

Architectural and Landside Message

By Audrey Kramer & Nancy Moore

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Now that the holidays are behind us, the Architectural committee will resume exploring options to bring the outside of our homes up to current building codes and minimize our maintenance costs. If you would like to be a part of this committee please contact Audrey @ 523-1200 or Nancy @ 865-7580.

Maintenance & Repair Issues:

As mentioned previously, the association hired Bren Meyer, who is a licensed contractor, to inspect homes in need of repair in order to ensure the work is the responsibility of the association and also to ensure the work is done properly.

Update regarding the 400 block of Tideway: Woodhorse Construction has been doing an outstanding job, and the board plans to retain Woodhorse for ongoing maintenance issues.

Please contact Audrey or Nancy with any BBTA maintenance problems you may be facing.

Neighborhood Communications Message

By Audrey Kramer

Board Meetings...

A friendly reminder...monthly board meetings are held on the 3rd Tuesday of each month. Our next meeting is January 17th, the meeting begins at 7:30pm, and rumor has it that Agnes will be bringing another one of her wonderful cakes to share with fellow homeowners...so hope to see you at the meeting. The agenda for the upcoming meeting is attached to this dockside. ** Please see attached on last page.

Dockside...

If you interested in receiving a copy of the Dockside via email, please forward your request to krameraudrey@aol.com and you will be added to the email list.

BBTA Directory...

This will be the last call for any changes or additions for updating our BBTA Community Directory. Please check the most recent directory and report any changes that you would like to Audrey @ krameraudrey@aol.com or drop them in her mailbox @ 1227 Ballena Blvd. There are some typos in our current book that we would like to correct. If you are new to our community and would like to be included in the new director, please provide the following:

Name/s:

Address:

Phone Number/: cell # (optional)

Email Address: (optional)



The following is a communication from John Moore:

Stormy Weather in Ballena
By John Moore

What a difference a week makes. Christmas Eve day a group of BBTA residents bask in the sun and mild climate as they row around the island.

One week later on New Years Eve day, another group of residents battle big swells, high tides and 30 to 50 mph winds. During this storm several boat mooring lines broke, a jib sail got loose and flogged itself to destruction and bay waters covered many dock landings.

Several lessons come from such an event and may be worth repeating:

When there's news of storm coming be sure to check the integrity of your boat mooring lines. (Of those lines that broke, most had chafe). Add an extra line or two. If your boat is beam to the wind and swell, add rubber or spring shock absorbers. They are available at West Marine and can save both your boat and our docks from damage.

If you have electrical outlets at or below the level of the landings, it is possible for the seawater to enter the box and cause a short circuit. It's a good idea before a storm to turn off the circuit. After the storm, consider having a qualified electrical contractor relocate your dock electrical service. It should be noted that the Board is considering how best to handle new electrical service on the new docks. A qualified contractor with city permits and inspections must do these types of installations to avoid serious personal liability



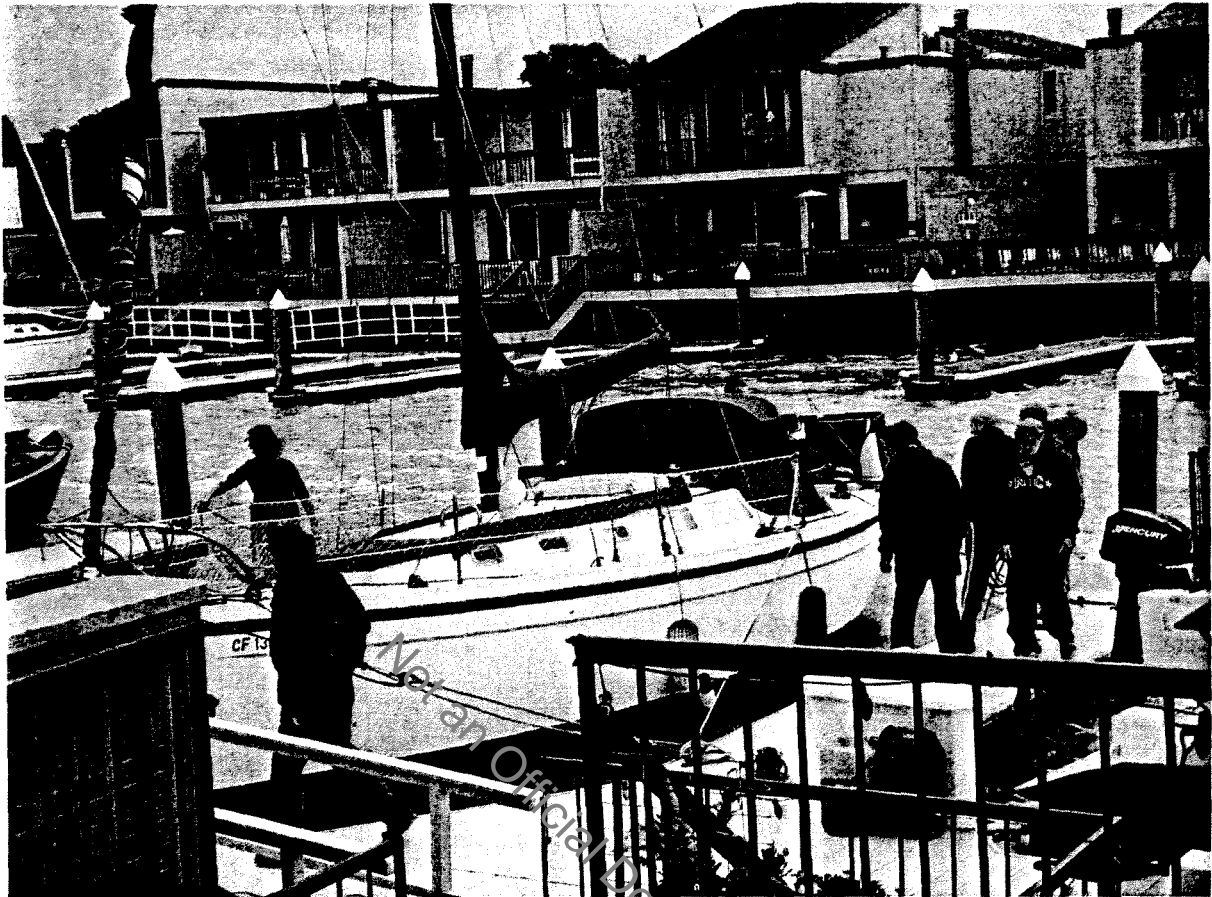
Terry, Jeff, Tom & John take a break in the Sun - December 24

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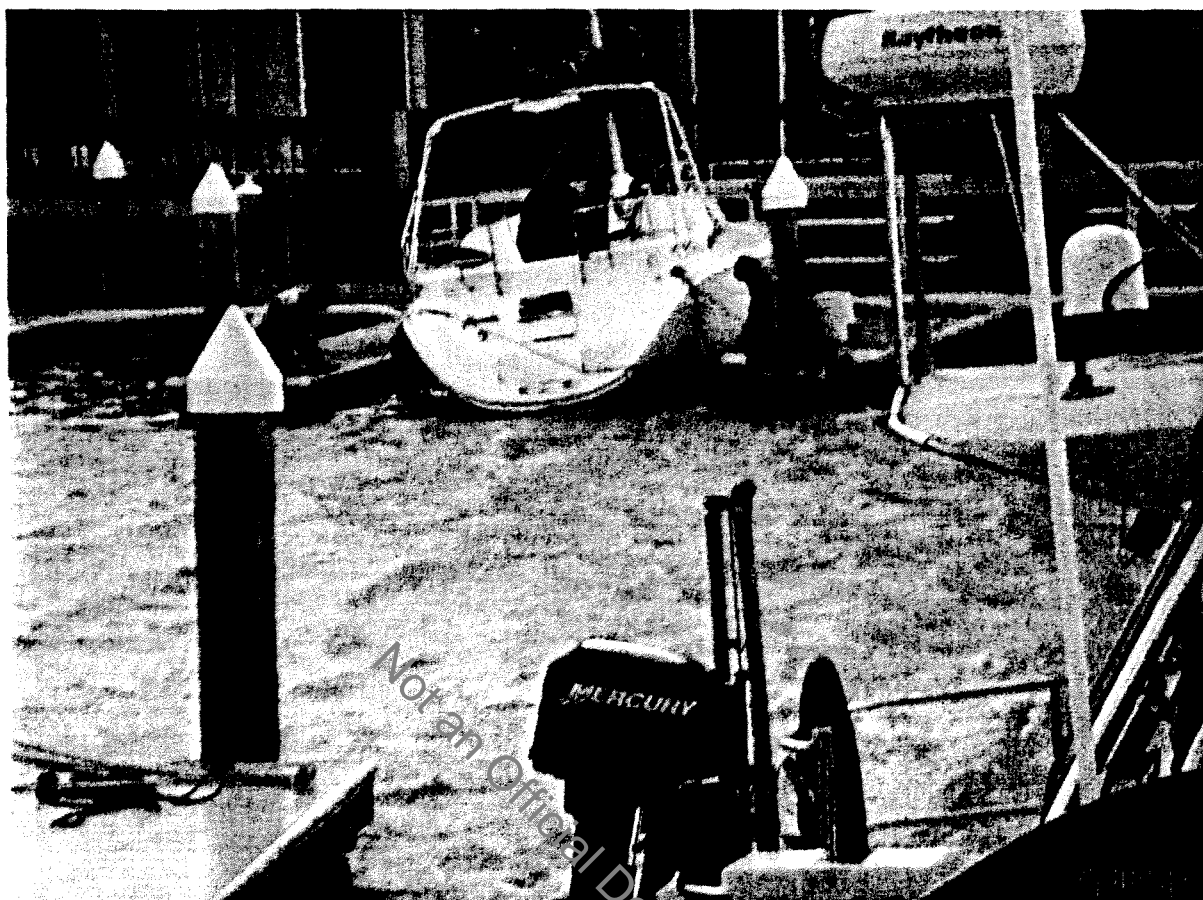
Storm waters flow over BBTA landings - December 31

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Neighbor's work to retie *Snoopie* who had broke her stern line

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Rico Kramer & John Moore work to keep a neighbors boat from harm.

Last, but not least...

To Fellow Boat Owners:

We have had Agustine Ordaz work on our sail boat for the last 3 months. His scope of work includes: fiberglass, gelcoat, varnish, paint, detailing and general boat care taking. His work is very good and he is very dependable. If you need help Austine can be reached by cell: 510-759-3669, or home: 510-777-0460.

John Moore



**Next Board Meeting
Tuesday, January 17, 7:30 PM
At Ballena Bay Yacht Club**

Please feel free to contact any board member regarding any issues relating to the BBTA.

BBTA Board 2005-2006

Elise Hall-- (President)

Phone (510) 523-8408 hm 510-295-5978 Cell email: elisebbta@comcast.com

Shelley Bliss-- (1st. Vice President)

Phone (510) 864-7582 hm email: sailingbliss@alamedanet.net

Nancy Moore-- (2nd. Vice President)

Phone (510) 865-7580 hm (510)-299-7034 Cell email: nancywmoore1@aol.com

Audrey Kramer-- (Secretary)

Phone (510) 523-1200 hm (510) 708-9100 Cell email: krameraudrey@aol.com

Michael Brownlee-- (Treasurer)

Phone (510) 865-2788 email: starbord@alamedanet.net

Agenda: 1/17/06

To All Directors, see below amended agenda for 01-17-06 meeting. I'll be distributing the meeting information packets today.

Rich

Call To Order/Review Of Agenda:

Attendance

Approval of Minutes - November 15, 2005 Regular Meeting.

President's Report

Treasurer's Report

Manager's Report

Committee Reports:

Waterside Maintenance Committee Chairperson - Shelley Bliss

Landside & Architectural Committee Co-Chairpersons - Nancy Moore & Audrey Kramer

Neighborhood Communications - Audrey Kramer

Landscape Committee Chairperson - Nancy Moore

Finance Committee Chairperson - Mike Brownlee

Legal & Insurance Committee Chairperson - Elise Hall

Nomination Committee Co-Chairpersons -Mike Brownlee & Elise Hall

New Business

1. Edward W. Riback, CPA proposal for preparation of annual financial report and tax returns.
2. Sundance Landscape requesting renewal of their service contract with a fee increase of \$362.00 per/month.
3. Advanced Roofings evaluation of roof drainage concerns submitted by owners of 443 and 449 Cola Ballena.
4. Proposal from Dworkin Consulting for roof inspection of all buildings.
5. Inspection report for 1205 Ballena Blvd. from Ruth Masonek of Gallagher & Lindsey Realtors.

Old Business

1. Letter from Tommy Mechlin, in reply to Board's letter of 12-28-05, "Repair Reimbursement" request.
2. Assessment and Reserve Funding Disclosure Summary (Civil Code 1365.2.5). See Manager's Report.
3. Progress report from Wood Horse Construction.

Meeting Summation

1. Action Items.
2. Due Date.
3. Person Responsible.

Adjournment (9:30 P.M.) / Date of next Regular Meeting of the Members, Tuesday, February 21, 2006

Regular meetings of the Board of Directors are currently scheduled for the third Tuesday of each month.